Property Service Pty Ltd www.professionalsproperty.com.au VENDOR ADVOCACY 03 9684 7877

Australian Professionals



# STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

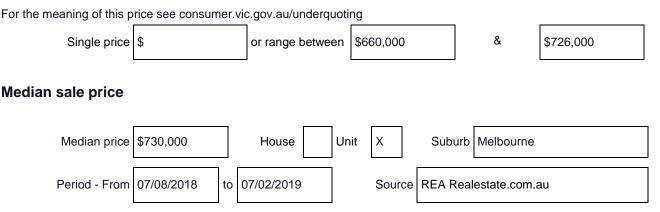
## Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

b and 1104/82 Queens Road Melbourne VIC 3004

### Indicative selling price



#### **Comparable property sales**

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property  | Price     | Date of sale |
|---------------------------------|-----------|--------------|
| 77/632 St Kilda Road Melbourne  | \$720,000 | 24/10/2018   |
| 210/505 St Kilda Road Melbourne | \$715,000 | 18/11/2018   |
| 146/632 St Kilda Road Melbourne | \$745,000 | 11/2018      |